

**CITY OF PUYALLUP**

**AFFIDAVIT OF NOTICE**

I certify under penalty of perjury under the laws of the State of Washington that on this date I sent true and correct copies of the attached **Notice of Application** to each person listed below, or on the attached mailing list, in the matter of **APL Properties**, Planning Case No. **PLSSP20230011**, in the manner indicated.

Party	Method of Service
Publication Notice: Tacoma News Tribune Publication Date: February 23, 2023	<input type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger
(Attached mailing list) Puyallup Tribe of Indians Puyallup School District	<input checked="" type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger
	<input type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger

Dated: June 30, 2022 – Materials submitted by Assistant Planer Nabila Comstock

*Gabriel Clark*

Gabriel Clark  
Planning Technician



# CITY OF PUYALLUP

Development Services Center  
333 S Meridian, Puyallup, WA 98371  
(253) 864-4165 | Fax (253) 840-6678

## DECLARATION OF SIGN POSTING

Date of Sign Posting: 3-9-23  
Case No(s): PLSSP20230011 – APL Properties  
Project Name: 212 Todd Road  
Applicant: American Pride Lending, LLC  
Applicant Email: Sherry@  
Site Address: 212 Todd Road N.E. Puyallup  
Parcel No.: 042022-2-008

Notice of Hearing or Notice of Application

Attached photo of sign posted (required)

Description of sign location:

center in front of property, approximately

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct:

Signed on March 9, 2023 at Auburn, WA  
Date City State

[Signature]  
Signature

Sikander Sekhri  
Print Name

Please send Declaration of Sign Posting to:

Nabila Comstock  
Planning Technician  
(253) 770-3361  
[ncomstock@puyallupwa.gov](mailto:ncomstock@puyallupwa.gov)



**THANK YOU for your legal submission!**

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

**ORDER DETAILS**

**Order Number:**  
IPL0110908  
**Parent Order #:**  
IPL0110906  
**Order Status:**  
Submitted  
**Classification:**  
Legals & Public Notices  
**Package:**  
TAC - Legal Ads  
**Total Savings**  
(9.85)  
**Final Cost:**  
621.05  
**Promotional Code:**  
TACAffidavit  
**Payment Type:**  
Account Billed  
**User ID:**  
IPL0019819

**ACCOUNT INFORMATION**

CITY OF PUYALLUP DEVELOPMENT SERVICE IP  
333 S MERIDIAN  
PUYALLUP, WA 98371-5913  
253-841-5479  
MichelleO@ci.puyallup.wa.us  
CITY OF PUYALLUP DEVELOPMENT SERVICE

**TRANSACTION REPORT**

**Date**  
February 21, 2023 4:47:42 PM EST  
**Amount:**  
621.05

**SCHEDULE FOR AD NUMBER IPL01109080**

February 23, 2023

**PREVIEW FOR AD NUMBER IPL01109080****NOTICE OF COMPLETE LAND USE APPLICATION(S)**

The City of Puyallup Development Center hereby announces that the following complete land use application(s) have been submitted for processing. Planning Case No. PLSSP20230011:

**Applicant:** Heather Tatro - Encompass Engineering & Surveying  
**Location:** 212 TODD RD NE, PUYALLUP, WA 98372  
**Zoning:** RM-20  
**Request:** Retroactively address previously completed grading

work on site. Project will include mitigation for the stream buffer on the southern portion of the site and perimeter landscaping. The existing single-family residence will be converted to an office space and the remainder of the site to be used as a graveled storage yard. A separate clear, fill and grade permit has been applied for to retroactively address previous grading work as well.

**Comment Due Date:** Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on March 7th, 2023

**SEPA status:** The City may issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) for this proposal under the optional DNS SEPA process, provided in WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtain upon request. Consistent with WAC 197-11-545 regarding consulted agencies, other agencies and the public, comments must be received on this notice to retain future rights to appeal the subject Determination

**Environmental mitigation measures under consideration:**

None identified as of the date of this notice.

**Public Comments:** Please be advised that any response to this letter will become a matter of Public Record. The public, consulted agencies and other agencies are encouraged to contact the staff listed below to become a 'Party of Record' on the subject permit application(s). The public may review contents of the official file for the subject proposal, provide written comments, participate in public hearings/meetings for the subject permit(s), and request a copy of the final decision. General application information is available for public review at [www.cityofpuyallup.org/ActivePermits](http://www.cityofpuyallup.org/ActivePermits). The application file is available for review at <https://permits.puyallupwa.gov/portal/>. Please click on the 'Application Search' button under the 'Planning Division' header. Once you have navigated to the Planning Division Application search page, you can search by the case number or site address. The file can also be viewed in person at Puyallup City Hall during normal business hours (9:00am – 3:00pm) at the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371). Americans with Disabilities Act (ADA) Information  
The City of Puyallup in accordance with Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability. This material can be made available in an alternate format by emailing Michelle Ochs at michelleo@puyallupwa.gov, by calling (253) 253-841-5485, writing us via mail (333 South Meridian, Puyallup, WA 98371) or by visiting the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).

**Staff contact:** Nabila Comstock, Assistant Planner -  
(253) 770-3361 | NComstock@PuyallupWA.gov

W00000000  
Publication Dates

[<< Click here to print a printer friendly version >>](#)

The News Tribune (Tacoma)



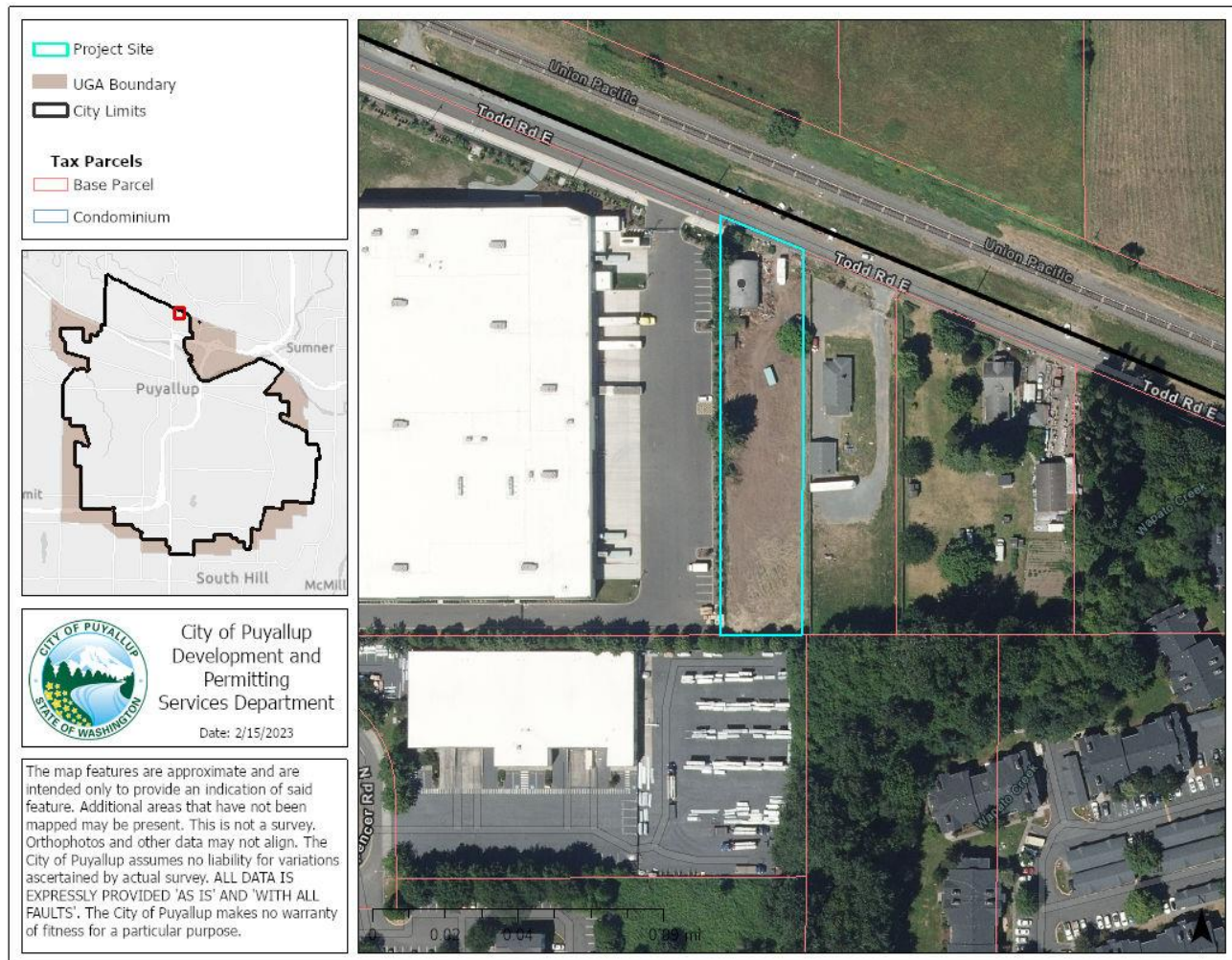
City of Puyallup  
**Planning Division**  
333 S. Meridian, Puyallup, WA 98371  
(253) 864-4165  
www.cityofpuyallup.org

February 21, 2023

## NOTICE OF COMPLETE LAND USE PERMIT APPLICATION

The following land use permit application was submitted to the Development and Permitting Services Department for review. This notice was sent to all property owners within a specified radius of the site.

Vicinity Map:



## Application Information

Case Number: PLSSP20230011  
Permit Type: SEPA Standalone

Proposal: Retroactively address previously completed grading work on site. Project will include mitigation for the stream buffer on the southern portion of the site and perimeter landscaping. The existing single-family residence will be converted to an office space and the remainder of the site to be used as a graveled storage yard. A separate clear, fill and grade permit (PRGR20230114) has been applied for to retroactively address previous grading work as well.

Applicant(s): Heather Tatro - Encompass Engineering & Surveying  
Owner(s): AMERICAN PRIDE LENDING LLC  
Site Address: 212 TODD RD NE, PUYALLUP, WA 98372  
Parcel Number: 0420222008  
Date of Application: February 06, 2023  
Date of complete application determination: February 13, 2023  
Date of Public Hearing (if set): N/A – not required  
Environmental documents/studies required: Critical area assessment, cultural resources assessment, SEPA checklist, traffic scoping worksheet, preliminary storm water calculations, and other reports required by code.  
Identified critical areas on or adjacent to the site: Volcanic Hazard, Stream/River Buffer, Wetland Buffer, Aquifer Recharge Area.

## Public Comments

Please be advised that any response to this letter will become a matter of Public Record. The public, consulted agencies and other agencies are encouraged to contact the staff listed below to become a 'Party of Record' on the subject permit application(s). The public may review contents of the official file for the subject proposal, provide written comments, participate in public hearings/meetings for the subject permit(s), and request a copy of the final decision.

- General application information is available for public review at [www.cityofpuyallup.org/ActivePermits](http://www.cityofpuyallup.org/ActivePermits).
- The application file is available for review at <https://permits.puyallupwa.gov/portal/>. Please click on the 'Application Search' button under the 'Planning Division' header. Once you have navigated to the Planning Division Application search page, you can search by the case number or site address.
- The file can also be viewed in person at Puyallup City Hall during normal business hours (9:00am – 3:00pm) at the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).
- Written comments will be accepted if filed with the staff contact listed below on or before 3:00PM on: March 7, 2023.

## **Americans with Disabilities Act (ADA) Information**

The City of Puyallup in accordance with Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability. This material can be made available in an alternate format by emailing Michelle Ochs at michelleo@puyallupwa.gov, by calling (253) 253-841-5485, writing us via mail (333 South Meridian, Puyallup, WA 98371) or by visiting the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).

## **Environmental Review (SEPA)**

The City may issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) for this proposal under the optional DNS SEPA process, provided in WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Environmental mitigation measures under consideration: None identified as of the date of this mailer. Staff reviewing SEPA checklist.

Consistent with WAC 197-11-545 regarding consulted agencies, other agencies and the public, comments must be received on this notice to retain future rights to appeal the subject determination

## **Staff Contact**

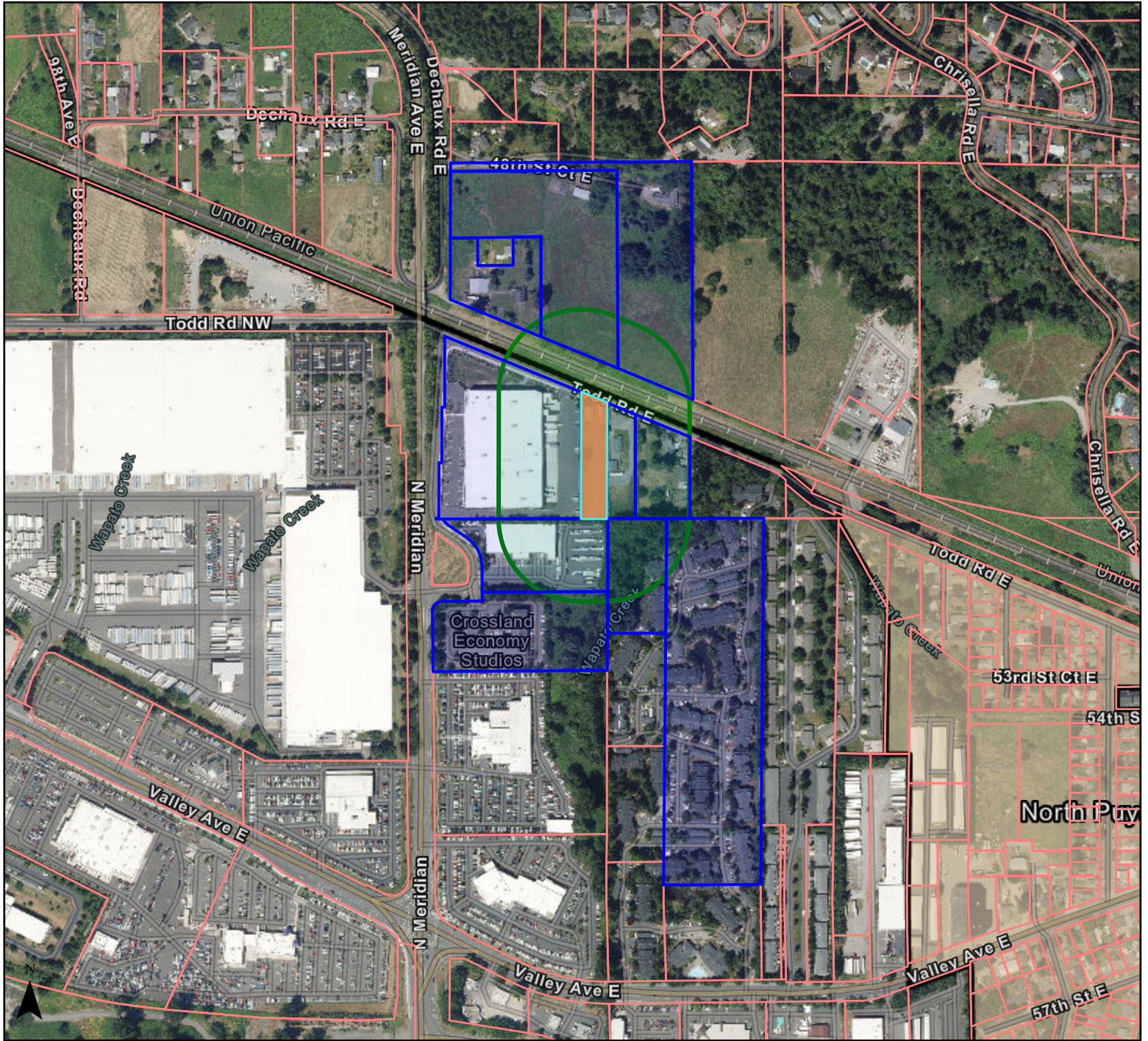
If you have any comments, please email them to Nabila Comstock, Assistant Planner at NComstock@PuyallupWA.gov or call (253) 770-3361.







# City of Puyallup Planning Division Mailing Map

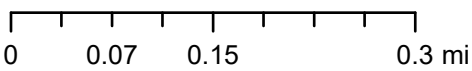
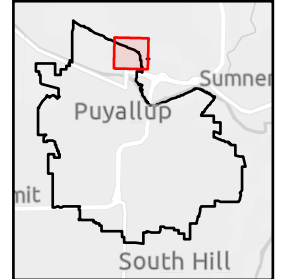


### Legend Tax Parcels

- Base Parcel
- Other

Urban Growth Area

Puyallup City Limits



Scale: 1:9,028

Map produced using City of Puyallup GIS web apps.

Date: 2/15/2023

The printed information was derived from digital databases within the City of Puyallup GIS Portal. The City of Puyallup cannot accept responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

0420222028  
POLISHCHUK VITALLY M & IRINA  
10307 11TH ST E  
EDGEWOOD, WA 98372-1391

0420222038  
FIX SHEILA M & TODD NANCY A  
10416 48TH STREET CT E  
EDGEWOOD, WA 98372-2535

0420222005  
POWELL JAMES & ALICA  
320 TODD RD NE  
PUYALLUP, WA 98372-2555

0420222081  
TRACER ENTERPRISES LLC  
PO BOX 92129  
SOUTH LAKE, TX 76092

0420222008  
AMERICAN PRIDE LENDING LLC  
21838 84TH AVE S  
KENT, WA 98032

0420222055  
MERIDIAN POINTE APARTMENTS LLC  
2711 W VALLEY HWY N STE 200  
AUBURN, WA 98001

0420226025  
DW CL IV LLC  
5847 SAN FELIPE STE 4650  
HOUSTON, TX 77057

0420222701  
FIX SHEILA M  
10416 48TH STREET CT E  
EDGEWOOD, WA 98372-2535

0420226016  
MERIDIAN POINTE APARTMENTS LLC  
2711 W VALLEY HWY N STE 200  
AUBURN, WA 98001

0420226026  
LAWRENCE B STONE PROPERTIES #07 LLC  
PO BOX 3949  
SPOKANE, WA 99220-3949

0420222702  
CHAVEZ BRIANNA M & TODD CHRISTOPHER R  
10217 TODD RD E  
PUYALLUP, WA 98372-2519

## Gabriel Clark

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**From:** Gabriel Clark  
**Sent:** Tuesday, February 21, 2023 9:20 AM  
**To:** A. Clark - Pierce County SEPA official ; Andy Whitener, Squaxin ; Angela Dillon Puyallup Tribe ; Annette Bullchild, Nisqually; Brad Beach, Nisqually ; Casey Barney; Central Pierce Fire; City of Edgewood; City of Fife (sfriddle@cityoffife.org); City of Sumner Planning ; DAHP ; Dan Krenz - USACE ; David Troutt - Nisqually Natural Resources; Dept of Commerce; Dr. Martin Fox, Muckleshoot; ECY WETLANDS ; Fruitland Mutual Water Co. ; George Walter - Nisqually Environmental; Glen St Amant, Muckleshoot ; Heidi Thomas - Nisqually Transportation; Johan Hellman BNSF; Laura Murphy - Muckleshoot Indian Tribe ; Matthew Herrington, Comcast; MBA Pierce County ; Pierce County Surface Water; Pierce County Traffic - Brian C. ; Pierce Transit ; P-S Chamber of Commerce ; PSCAA; PSE; Puyallup School District - Brian Devereux; Puyallup Tribe - SEPA Review; Randy Tarter, Williams Pipeline; Sean Vance ; Shaun Dinubilo; Tacoma Water; TPCHD; WA Dept of Natural Resources; WDFW Region 6, South Sound; WSDOT ; Yakama Nation  
**Cc:** Nabila Comstock  
**Subject:** ATTN: Notice of Complete Land Use Application | City of Puyallup  
**Attachments:** APL Properties SEPA Checklist1 (2).pdf; APL Properties Site Plan (2).pdf; Notice of Application Mailer.pdf

## CITY OF PUYALLUP

### Development Services Center

333 S Meridian, Puyallup, WA 98371

(253) 864-4165 Fax (253) 840-6678

### **NOTICE OF COMPLETE LAND USE APPLICATION**

Department of Natural Resources – Review Team

Department of Commerce – Review Team

WSDOT – Review Team

Department of Ecology – Zach Meyer

Department of Fish & Wildlife – Region 6, South Sound

Tacoma Pierce County Health Department – SEPA review

Central Pierce Fire Protection – Kevin Berdan

Pierce County Planning and Land Services – Adonais Clark

Pierce County Public Works, Traffic – Rory Grindley, Brian Churchill

Pierce County Surface Water – Erick Thompson

City of Sumner – Ryan Windish

City of Fife – Steve Friddle

City of Edgewood – Darren Groth

Puyallup Tribe of Indians – Russ Ladley, Brandon Renyon, Andrew Strobel, Char Naylor, Jeffrey Thomas, Jennifer Keating, Robert Barandon, Carol Ann Hawks, Lisa Anderson, Charlotte Basch, Angela Dillon, Alec Wrolson, Crystal Stone, Lois Boome, Nancy Shippentower, Sam Stiltner, David Winfrey

Muckleshoot Indian Tribe – Glen St. Amant, Laura Murphy, Dr. Martin Fox

Nisqually Tribe – Annette Bullchild, Brad Beach, Heidi Thomas, George Walter, David Troutt

Squaxin Tribe – Shaun Dinubilo, Andy Whitener

Master Builders Association, Pierce County – Jessica Gamble

Yakama Tribe – Elizabeth Sanchez, Kate Valdez

Puyallup School District – Brian Devereaux

Pierce Transit – Tina Vaslet

US Army Corps of Engineers – Dan Krenz

WA State Department of Archaeology & Historic Preservation (DAHP) – SEPA Review

Puget Sound Clean Air – SEPA Review

Puyallup-Sumner Chamber of Commerce – SEPA Review

Comcast – Matthew Herrington

Other public and private utilities: Williams Pipeline, Puget Sound Energy, Fruitland Mutual Water company, Valley Water company, Tacoma Water

**Re: PROJECT ID: PLSSP20230011 - NOTICE OF COMPLETE APPLICATION**

**Brief Project Description:** Retroactively address previously completed grading work on site. Project will include mitigation for the stream buffer on the southern portion of the site and perimeter landscaping. The existing single-family residence will be converted to an office space and the remainder of the site to be used as a graveled storage yard. A separate clear, fill and grade permit (PRGR20230114) has been applied for to retroactively address previous grading work as well.

Please find attached to this email the notice of application and submitted site plan for the above referenced project. Parcel specific information may be found on the attached notice, at [www.cityofpuyallup.org/activepermits](http://www.cityofpuyallup.org/activepermits), or on the [CityView Portal](#).

Additional permit materials may be provided upon request by replying to the Nabila Comstock via email at [NComstock@PuyallupWA.gov](mailto:NComstock@PuyallupWA.gov). The City may issue a determination of non-significance or mitigated determination of non-significance for this proposal under the optional DNS process provided in WAC 197-11-355. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Please provide comments within 14 days, or March 6th, 2023. If you'd like to be added to the Party of Record list on the project and receive future review letters and public hearing notices (if applicable), please reply to this email requesting to be placed on the party of record list for this case.

Please reference the case number or the project name in future correspondence or emails.

Thank you,  
Gabriel Clark (He/Him)  
Planning Technician | City of Puyallup  
(253) 770-3330  
[gclark@puyallupwa.gov](mailto:gclark@puyallupwa.gov)

*Did you know that you can easily submit for a permit online? Introducing CityView, our new online permitting system. Permit applications will now be accepted through the [CityView Portal](#). For more information on the permit system, go to the [City's website page here](#). Or, scan this QR code with your phone to learn more.*

